

## North Mountain/Palomar Mountain

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**Overview**

Established small rural towns and crossroads in the North Mountain subregion contain a limited amount of commercial use. The Rural Commercial designation was applied to General Commercial lands in order to retain the rural scale and flexible use typically found in backcountry areas. In addition, in Forest Conservation Initiative areas, commercial designations previously proposed by GP2020 working copy maps were removed from Palomar Mountain in keeping with the restrictions of the Initiative.

**Key Issues**

- Minimal additional commercial and industrial lands are planned due to extremely limited population capacity, limited infrastructure and significant environmental constraints
- While there is a projected surplus of commercial lands in North Mountain, additional commercial lands on Palomar Mountain would protect this community from losing their non-conforming retail center

**Planning Group Direction**

No official Planning or Sponsor Group. The Palomar Mountain Planning Organization supports the recognition of commercial lands and the creation of additional commercial lands on Palomar Mountain.

**Additional Staff Analysis/  
Recommendations**

Staff conceptually supports the Palomar Mountain Planning Organization's request for a small expansion of the existing commercially zoned lands on Palomar Mountain. However, this request is not reflected on the Baseline map due to conflict with the restrictions of the Forest Conservation Initiative (FCI).

**Planning Commission  
Recommendations**

The Planning Commission concurs with staff's recommendations.

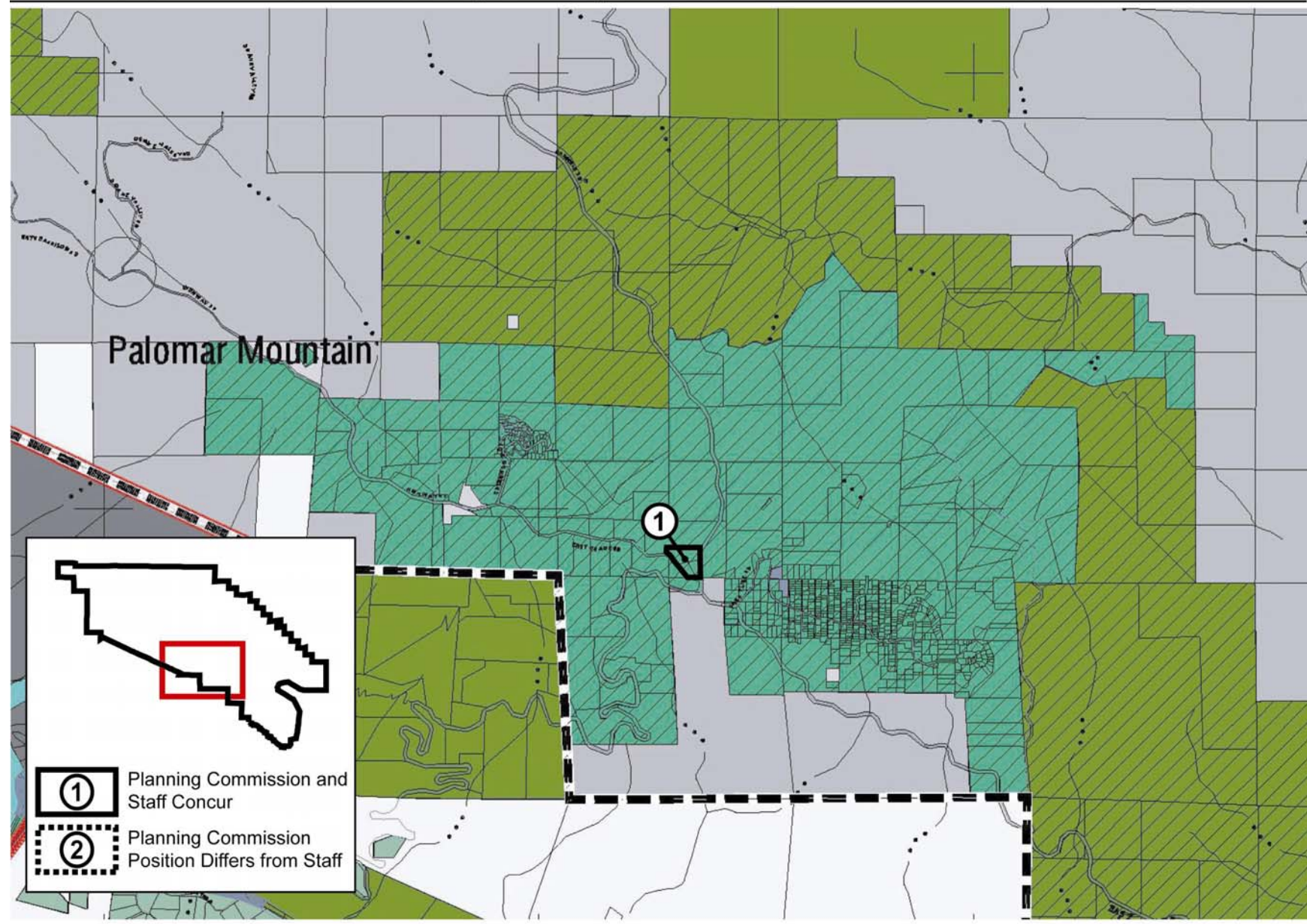
**ERA Needs Analysis**  
*(all numbers in gross acres)*

	<b><i>Projected Demand</i></b>	<b><i>Existing General Plan</i></b>	<b><i>Surplus /(Deficit)</i></b>	<b><i>Proposed General Plan</i></b>	<b><i>Surplus /(Deficit)</i></b>
Commercial	17	12	(5)	55	38
Industrial	4	11	7	0	(4)
Office	3	0	(3)	0	(3)

*Note: All numbers are rounded to the nearest whole number.*

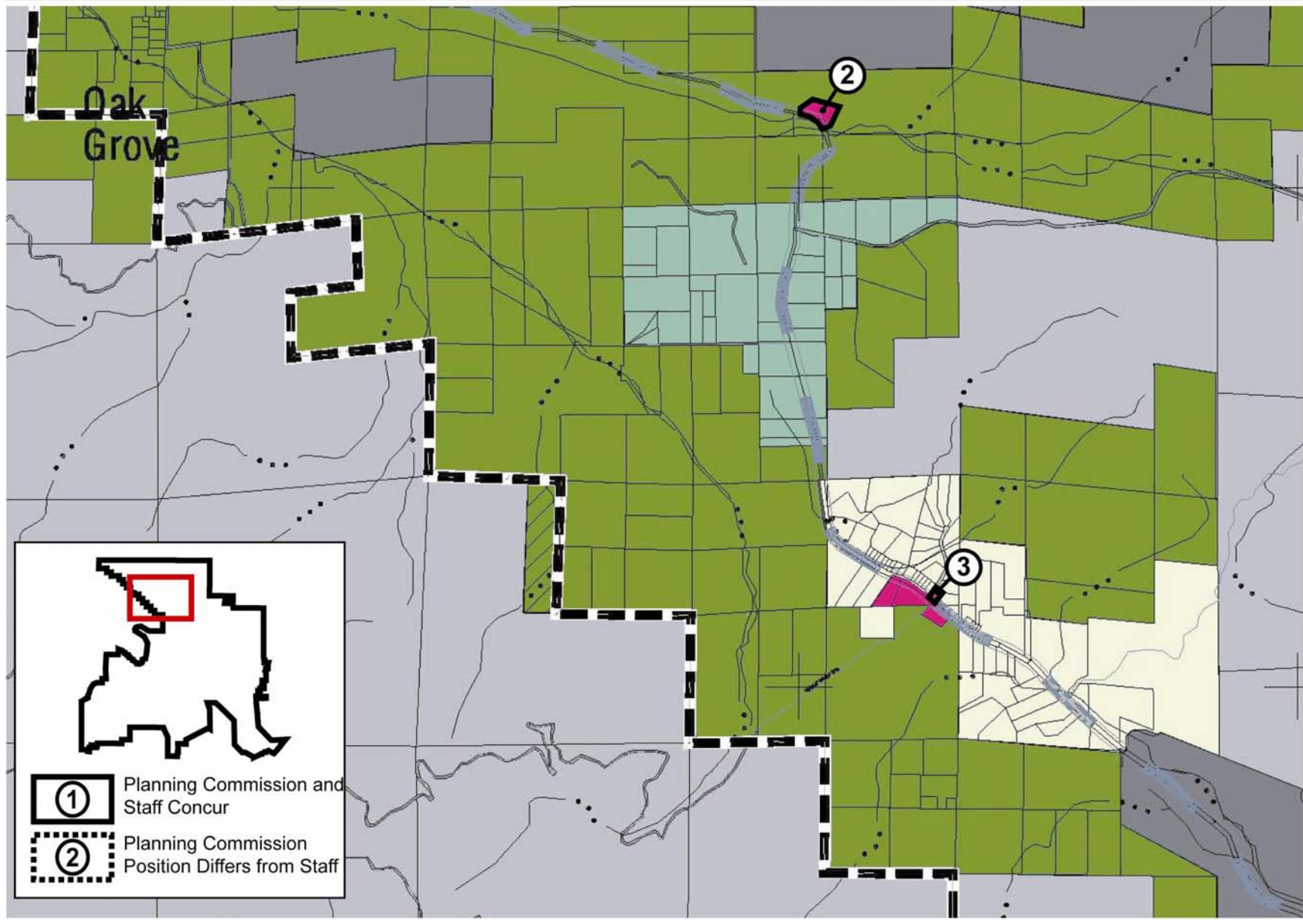
*Source: Economics Research Associates, County of San Diego*

# Palomar Mountain (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<p><b><u>Staff</u></b> (RL-40) Rural Lands</p> <p><b><u>Planning Commission</u></b> Concur with staff</p>	<p>No official CPG/CSG</p> <p>Palomar Mountain Planning Organization requests Rural Commercial on this and surrounding parcels in the center of the community (approx. 7+ acres total)</p>	<p>General or Neighborhood Commercial <b>(Burton-Palomar Mountain Planning Organization)</b></p>	<p><i>Total Area:</i> 1.43 acres</p> <p><i>Current Use:</i> Community Commercial Center</p> <p><i>Existing GP:</i> (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> <li>Request recognizes existing Commercial land and would create the opportunity to reinforce the existing civic and service center, but is inconsistent with the language of the Forest Conservation Initiative which requires a 40 acre minimum lot size and a National Forest Plan designation</li> <li>Staff proposes a zone be applied to reflect existing commercial uses</li> </ul>

North Mountain (portion of)





#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
2	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	No official CPG/CSG	(C-4) Rural Commercial <b>(Swaim)</b>	<i>Total Area:</i> 5.9 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>• Operation is currently closed but preparing for re-opening</li> <li>• Site is the sole establishment of it's type serving a large area</li> <li>• Not constrained by Forest Conservation Initiative</li> <li>• Rural Commercial designation reflects scale and character of the area</li> </ul>
3	<b><u>Staff</u></b> (C-4) Rural Commercial  <b><u>Planning Commission</u></b> Concur with staff	No official CPG/CSG	(C-4) Rural Commercial <b>(O'Driscoll)</b>	<i>Total Area:</i> 0.67 acres  <i>Current Use:</i> Commercial  <i>Existing GP:</i> (13) General Commercial	<ul style="list-style-type: none"> <li>• Site is one of the few established businesses in the recognized rural community of Sunshine Summit</li> <li>• Site is important to the long-term viability of the surrounding commercial area</li> <li>• Property is located along Highway 79</li> <li>• Rural Commercial designation reflects scale and character of the area</li> </ul>